



# Town Council Agenda Report

**SUBJECT: SITE PLAN**

Application No. and Location: SP 11-2-99, 2895 Davie Road

**TITLE OF AGENDA ITEM: Family Tribute**

**REPORT IN BRIEF:** The applicant is requesting the approval to modify the exterior elevations of the existing Juicy Lucy building. The renovations will consist of an increase in the height of the existing roof from 12'-2" to 12'-8" to the mean of the slope of the proposed roof. The existing flat roof will change to a mansard roof over the canopy and building. The proposed exterior will have a textured and smooth stucco finish, simulated stone veneer and decorative metal inserts. A revised landscape plan will be submitted at a later date to address the new green areas created by the redesign.

**PREVIOUS ACTION:** Town Council approved site plan for Juicy Lucy on December 15, 1993.

**CONCURRENCES:** The Planning and Zoning Division recommends approval of SP 11-2-99 subject to:

1. Installing any additional landscape material required by the Town Landscape Inspector and/or Town Landscape Architect, prior to receiving a Certificate of Occupancy.
2. Signage being reviewed and approved at a later date.

Site Plan Committee recommends APPROVAL subject to the staff recommendations one and two (3-1, Motion by: Mr. Arnold, Seconded by: Mr. Amos with Mr. Evans abstaining and Mr. Engel absent) November 23, 1999.

**FISCAL IMPACT:**

Is appropriation required?	no
Funding appropriated?	no

**RECOMMENDATION(S):** Motion to approve the site plan subject to the planning report.

**Attachment(s):** Planning report, Subject site map, Land use map, Aerial.

**Application #:** SP 11-2-99  
**Family Tribute**

**Revisions:** November 24, 1999

**Exhibit "A":**

**Original Report Date:** November 15, 1999

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

**APPLICANT INFORMATION**

**Owner**

**Name:** Miles Austin Forman

**Address:** 888 SE 3 Avenue #501

**City:** Ft. Laud., FL 33316

**Phone:** 954-763-8111

**Agent**

**Name:** Jeffrey Evans Assoc., P.A.

**Address:** 13730 St. Rd. 84 #221

**City:** Davie, FL

**Phone:** (954) 474-6974

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Modification approval

**Address/Location:** 2895 Davie Road

**Land Use Plan Designation:** Regional Activity Center

**Zoning:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

**Existing Use:** The subject site is currently developed as a vacant Fast Food Restaurant

**Proposed Use:** Funeral Home

**Parcel Size:** 37,556 square feet

**Surrounding Land Use:**

**North:** Gas Station

**South:** Restaurant

**East:** Davie Road

**West:** Vacant

**Surrounding Zoning:**

**North:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

**South:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

**East:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

**West:** M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

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**ZONING HISTORY**

**Related Zoning History:** None

**Previous Requests on Same Property:** Town Council approved a site plan for Juicy Lucy on December 15, 1993.

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point at the north end of the site off of Davie Road shared with Race Trac gas station. Eighteen (18) parking spaces are required with 37 provided.
2. *Drainage/Open Space information:* 30% open space is required with 30% provided.
3. *Building, materials:* The proposed project will include a complete interior and exterior renovation. The principle building height will be 21'10" to the mean of the tallest gabled roof section and 16'3" to the top of the drive-thru canopy. The front facade will face east with the service doors to the south. The existing building materials consist of white smooth stucco walls and the proposed elevation consists of dark sand textured stucco and white smooth stucco, and simulated stone veneer white in color with aqua decorative metal inserts. The existing flat roof will change to a mansard roof with sand color cement tile.
4. *Landscaping:* The site is currently landscaped, but the applicant has agreed to meet with the Town Landscape Architect and Town Landscape Inspector, to ensure it meets code, prior to requesting a certificate of occupancy.
5. *Signage:* Signage will not be reviewed at this time.

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**Summary of Significant Development Review Agency Comments**

None

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## Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Broward County Code as modified by the Forman Annexation Agreement.

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## Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area 6 which is predominantly industrially zoned, and land used plan designated Regional Activity Center and Industrial. Commercial Flex has been applied to lands formally designated industrial on both sides of the Davie Road corridor between State Road 84 and Nova Drive, which are now designated Regional Activity Center.

**Broward County Land Use Plan:** The subject site is located within Flexibility Zone 99 and on Parcel B-5 of the "Westport Business Park A & B Plat" with a note restricting the use for Parcels B, and B-2 thru B-5 to 236,988 square feet of industrial use and 7 acres of commercial use.

## Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Forman Annexation Agreement.

## Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 11-2-99 subject to the conditions listed below.*

1. Installing any additional landscape material required by the Town Landscape Inspector and/or Town Landscape Architect, prior to receiving a Certificate of Occupancy.
2. Signage being reviewed and approved at a later date.

## Site Plan Committee

**SITEPLAN COMMITTEE RECOMMENDATION:** Motion to recommend Approval subject to the staff recommendations one and two (3-1, Motion by: Mr. Arnold, Seconded by: Mr. Amos with Mr. Evans abstaining and Mr. Engel absent) November 23, 1999.

## **Exhibits**

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



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2 23

Parcel "A"  
A-9  
(County)  
**M-4  
(County)**

Parcel "A-1"  
Westport Business Park Parcels A & B  
(143-5)

Parcel "B"  
**SUBJECT SITE**

Parcel "B-5"

Nova Dr.

Davie Rd.

Dimar Plat (146-11)

B-2

**RM-25  
(County)**

**CF**

PETITION NUMBER	N
SP 11-2-99	4
PREPARED 11/12/99 Scale: 1" = 300'	
BY THE PLANNING & ZONING DIVISION	



